

Carroll County

In Agriculture Zoning District mulching operation is allowed as a conditional use:

“(w) Manufacture of mulch, including processing, storage, and sale at retail and wholesale, provided that a site development plan shall be approved by the Commission, and subject to the following conditions:

1. The use shall not be located within 600 feet from any property line;
2. The use shall be shown by the owner not to adversely affect the quantity or quality of groundwater or surface waters, or be otherwise detrimental to neighboring properties;
3. The BZA may limit the maximum occupancy of the site based on factors, including but not limited to the proximity to a public water supply and adequacy of access of the site;
4. The BZA may require an environmental impact study based on the scale of the project and on the recommendation of technical staff;
5. The BZA shall limit the hours and days of operations; and
6. No Zoning Certificate shall be issued until documentation of all necessary permits or exemptions from state and county agencies are presented to the Zoning Administrator.”

In Industrial districts it is a principal use:

“Manufacture of mulch, including the processing, storage, and sale at retail and wholesale.”